SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2F1B (Affordable)	1 Bed, Walk up flat - Ground Floor	571 SQFT	4	2.13
2F1B (Affordable)	1 Bed, Walk up flat - First Floor	661 SQFT	4	2.13
4F2B (Affordable)	2 Bed, 2 Storey, Mid Terrace	879 SQFT	16	8.51
4F2B (Affordable)	2 Bed, 2 Storey, End Terrace	894 SQFT	7	3.72
5F3B (Affordable)	3 Bed, 2 Storey, End Terrace	1004 SQFT	11	5.85
5F3B Corner (Affordable)	3 Bed, 2 Storey, End Terrace	1004 SQFT	2	1.06
6F4B (Affordable)	4 Bed, 2 Storey, Semi Detached	1186 SQFT	2	1.06
6F4B (Affordable)	4 Bed, 2 Storey	1197 SQFT	1	0.53
Marlow	3 Bed, Semi Detached	976 SQFT	22	11.70
Oxford	3 Bed, 2 Storey	1034 SQFT	8	4.26
Stratford	3 Bed, 2 Storey	1078 SQFT	31	16.49
Hemley	3 Bed, 2 Storey	1116 SQFT	8	4.26
Wentworth 3	3 Bed, 2 Storey	1383 SQFT	24	12.77
Heatherington	4 Bed, 2 Storey	1420 SQFT	8	4.26
Windsor	4 Bed, 2 Storey	1488 SQFT	19	10.11
Wiltshire	4 Bed, 2 Storey	1711 SQFT	21	11.17
TOTAL		**222977 SQFT**	**188**	**100**
Gross Site Area		20.2 Acres		8.17 Hectares
POS		4.31 Acres		1.74 Hectares
Existing Landscaping		0.38 Acres		0.15 Hectares
Undevelopable: Sub Station & SSR		0.64 Acres		0.26 Hectares
NETT SITE AREA:		**14.87 ACRES**	**6.02**	**HECTARES**
Gross Density:		9.31 Units/Acre	23.00	Units/Hectare
NETT DENSITY:		**12.64 UNITS/ACRE**	**31.24**	**UNITS/HECTARE**
Gross Footage:		11023.61 SQFT/Acre	2530.65	SQM/Hectare
NETT FOOTAGE:		**14974.92 SQFT/ACRE**	**3437.73**	**SQM/HECTARE**

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4 x 60 & 88m to Site Entrances off Stansty Chain Road
- Indicative Landscaping. - refer to landscaping design for exact details
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with LPA Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Existing retained hedges/landscaping
- Proposed Landscape Screen to Southern boundary
- Affordable Housing (25%)
- Existing Public Right of Way
- 2.4m high Timber Fence - Refer to Standard detail TF-04-114

Scale 1:500

0 10 20 50

Pond

Northcott

Stansty

LC

STANSTY LODGE LANE

STANSTY CHAIN ROAD

Cattle Grid

Oakhurst

The Hawthorns

A483

Existing PROW

Connection to existing PROW

Drainage Basin

L.E.A.P

P.O.S

Hatched area indicates an area within the application boundary where no works are proposed as part of this application.

REV	DATE	DESCRIPTION
F	11/05/26	Amendments to Road pattern in
E	13/03/26	Updated in line with Consultation responses
D	06/06/25	Fence added to boundary with A483
C	19/05/25	Updated in line with LPA comments
B	15/05/25	Schedule of accomodation updated
A	21/04/25	Access road to Phase 3 amended

Project Title:
Stansty Chain Road
Wrexham LL11 4YF

Castle Green

Title:
Site Layout - Phase 2

Job No: R1-0000
Ref: STANCHRD-SL-01 - 02
Scale (AO): 1:500
Date: 14/04/2025
Rev: F

This drawing is to be read in conjunction with the relevant Site Specification, Drawings and Standard Details
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